



## Beachfront 3-level villa with 2 private pools, for sale in Telchac.

<i>ID: DME263-5</i>	<i>Location: Mérida</i>
<i>Zone: Telchac Coast</i>	<i>Type: Houses</i>
<i>Bedrooms: 3</i>	<i>Bathrooms: 4.5</i>
<i>Levels: 3</i>	<i>Construction: 329 m2 / 3,541.36 ft</i>





























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**Alberca cenote**  
*Cenote Swimming pool*



**Alberca con carril de nado**  
*Swimming pool with a lap lane*







**Telchac  
Puerto**



**CONDO**

**Reserva ecológica  
Ecological reserve**

**Zona arqueológica  
Archaeological site**

**Laguna rosada  
Pink lagoon**

**Marina**











































## Description

DME263-5

Beachfront 3-level villa with 2 private pools, for sale in Telchac.

This stunning 3-level villa features two pools—one on the first floor and the second on the rooftop—open spaces with a terrace to enjoy an indoor-outdoor lifestyle, and beautiful views of the Caribbean Sea.

Situated along the seashore of Telchac, this development comprises an impressive 8-story building with 26 apartments, 3 penthouses, and 6 magnificent beachfront villas.

Enjoy its beautiful design and irresistible amenities, including two swimming pools, a zen area, hammock area, sauna, and more.



## PRIVATE POOLS

This extraordinary villa boasts two exclusive pools, providing a private ambiance for you to refresh in the comfort of your home.

## TERRACES

Three perfectly located terraces offer increased air circulation, ample lighting throughout the house, and create larger spaces.

## PRIVATE ROOFTOP

You'll have your own retreat on the top floor?enjoy the sea breeze and immerse yourself in your private pool while taking in the beautiful views.

## 3 LEVELS

On the first floor, you'll find a magnificent circular pool on the spacious main terrace, along with a garden area and a small terrace in the master bedroom. The second level reveals two cozy bedrooms and a spacious terrace. On the third level,



you can enjoy a second pool, a relaxation area, and a fourth room that can be utilized for both long-term rentals and short stays.

## COMMON POOLS

The complex offers two splendid pools one with a swimming lane, and the other with a beautiful circular design inspired by a cenote.

## STAY ACTIVE

Keep fit in the swimming lane, play on the volleyball courts, take a stroll along the beach, pamper yourself in the sauna, work out in the gym, or simply relax and take in the sea views. You'll have a different activity to enjoy every day, all within steps of your residence.

## ENTERTAINMENT

Unwind and have fun in the game room where you can enjoy time with neighbors, friends, or family. It features football table, comfortable seating, and a television,



along with a bar where you can refresh with your favorite drink.

## AMENITIES AND SERVICES

Pool with swimming lane

Cenote-style pool

Beach club

Gym

Playroom

Fire pit

Volleyball court

Sauna

Lounge

Bar

Security booth

Parking

Lobby



Cafeteria

Restaurant bar

Grill area

Lockers

Elevator

24/7 surveillance and security

## KITCHEN

Prepare the most delicious recipes in this fully equipped kitchen with custom cabinets, granite countertops, and dark marble. Enjoy its open design with a breakfast bar, allowing you to socialize with your loved ones while preparing your favorite meals.

## KITCHEN EQUIPMENT

Electric grill.



## HIGHLIGHTS OF THE VILLA

Panoramic ocean views from the private rooftop.

This luminous villa features expansive windows that allow natural light to illuminate each of its spaces.

The living room stands out with a full-wall window, providing not only illumination but also direct access to the terrace, creating a more expansive space perfect for entertaining guests or embracing an indoor-outdoor lifestyle.

Main bedroom with ensuite bathroom, spacious walk-in closet, terrace, and a small private garden.

The secondary bedrooms on the second floor are equipped with spacious private bathrooms and walk-in closets, with one of them having direct access to the main terrace.

Laundry area.

Air conditioning.

Linen closet.

Service room with private bathroom.



Private pool.

Private parking.

## FINISHES

Travertine marble flooring.

## LOCATION

Villa for sale in Telchac, Yucatán, located in the port area, where you can enjoy the best white sandy beaches, new developments, a nearby archaeological zone, and various local activities.

12 minutes from the Xcambó Archaeological Zone.

13 minutes from the Xtampú Salt Flats.

22 minutes from Telchac Pueblo.

1 hour from Mérida.

## PRE-CONSTRUCTION INVESTMENT



House in pre-sale. Estimated delivery date: December 2024.

The images used for this advertisement are from the general project and do not correspond to a specific residence.

If you want more information about the property or to learn more about the real estate market in the Telchac area, contact us. We will be happy to help you in your new investment in Yucatán.

The official price of this property is in Mexican pesos the price in dollars is a reference. The exchange rate of the day will be used for the purchase.

Prices may vary according to the progress of construction. Contact us to send you the price list and updated information.

Schedule your appointment to visit the area or call us to answer your questions.



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## Property details

- Integral Kitchen
- Private Pool
- Roof Top
- Terrace

## Amenities

- Adults Game Room
- Bar
- BBQ Area
- Beach Club
- Elevator
- Gym
- Lobby
- Restaurant
- Rooftop pool
- Sauna
- Security 24/7
- Swimming Pool
- swimming pool



## Location







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